

011.A

0001

0421.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

328,300 / 328,300

USE VALUE:

328,300 / 328,300

ASSESSED:

328,300 / 328,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1: IVANOV VLADIMIR Unit #: 421

Owner 2:

Owner 3:

Street 1: 12 ARCADIA RD

Street 2:

Twn/City: ANDOVER

St/Prov: MA Cntry: Own Occ: N

Postal: 01810 Type:

PREVIOUS OWNER

Owner 1: THURET JULIEN -

Owner 2: -

Street 1: 60 PLEASANT STREET #421

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	328,300			328,300		149459
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT								Parcel ID	011.A-0001-0421.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	319,100	0	.	.	319,100	319,100	Year End Roll	12/18/2019
2019	102	FV	269,800	0	.	.	269,800	269,800	Year End Roll	1/3/2019
2018	102	FV	223,700	0	.	.	223,700	223,700	Year End Roll	12/20/2017
2017	102	FV	208,300	0	.	.	208,300	208,300	Year End Roll	1/3/2017
2016	102	FV	208,300	0	.	.	208,300	208,300	Year End	1/4/2016
2015	102	FV	188,100	0	.	.	188,100	188,100	Year End Roll	12/11/2014
2014	102	FV	165,300	0	.	.	165,300	165,300	Year End Roll	12/16/2013
2013	102	FV	165,300	0	.	.	165,300	165,300		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THURET JULIEN	52925-51		6/4/2009		199,000	No	No		
CHUNG BONNIE/CO	41335-620		10/31/2003		215,000	No	No		
HENDRICK HELEN	37228-459		12/2/2002		190,000	No	No		
HENDRICK HELEN	29969-207		3/26/1999	Convenience		1	No	No	Y

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/11/2017										Measured	DGM	D Mann					
9/4/2009										MLS	MM	Mary M					
5/6/2000											197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	643-7699, Building Number 1.														
Sty Ht: 5 - 5 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:															
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:															
Foundation: 1 - Concrete		OthrFix:	Rating:																	
Frame: 2 - Steel		OTHER FEATURES																		
Prime Wall: 8 - Brick Veneer		Kits: 1	Rating: Good	Fy:	Rating:															
Sec Wall:	%	A Kits:	Rating:	Frpl:	Rating:															
Roof Struct: 4 - Flat		WSFlue:	Rating:																	
Roof Cover: 4 - Tar & Gravel		CONDOS INFORMATION																		
Color: BRICK		Location: R - Rear																		
View / Desir: N - NONE		Total Units:																		
GENERAL INFORMATION				Floor: 4 - 4th Floor																
Grade: C - Average		% Own: 0.903699994																		
Year Blt: 1971	Eff Yr Blt:	Name: 16 - 6031																		
Alt LUC:	Alt %:	DEPRECIATION																		
Jurisdct:	Fact: .	Phys Cond: AV - Average	28. %	Exterior:																
Const Mod:		Functional:		Interior:																
Lump Sum Adj:		Economic:		Additions:																
INTERIOR INFORMATION				Special:																
Avg Ht/FL: STD		Override:		Kitchen:																
Prim Int Wall: 2 - Plaster		Total: 28.8 %		Baths:																
Sec Int Wall:	%	CALC SUMMARY																		
Partition: T - Typical		Basic \$ / SQ: 320.00		Plumbing:																
Prim Floors: 4 - Carpet		Size Adj.: 1.33798885		Electric:																
Sec Floors:	%	Const Adj.: 1.00909925		Heating:																
Bsmnt Flr:		Adj \$ / SQ: 432.052		General:																
Subfloor:		Other Features: 34751		Totals																
Bsmnt Gar:		Grade Factor: 1.00		1 3 1																
Electric: 3 - Typical		NBHD Inf: 1.34000003		COMPARABLE SALES				SUB AREA												
Insulation: 2 - Typical		NBHD Mod:		Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL											
Int vs Ext: S		LUC Factor: 1.00		GLA	Gross Liv Ar		716	432.050	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
Heat Fuel: 3 - Electric		Adj Total: 461094																		
Heat Type: 6 - Elec Base/B		Depreciation: 132795		Juris. Factor:		Before Depr:	578.95													
# Heat Sys: 1		Deprecated Total: 328299		Special Features:	0	Val/Su Net:	458.52													
% Heated: 100	% AC: 100			Final Total:	328300	Val/Su SzAd:	458.52													
Solar HW: NO	Central Vac: NO																			
% Com Wall	% Sprinkled:																			
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:														
Make: [] Model: [] Serial #: [] Year: [] Color: []																				
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 011.A-0001-0421.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:					Total Special Features:								Total:						